(1)

Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1060564 DEEDWARR
10/13/2023 02:50 39 PM 2 pgs
Fees $13.00 Taxes $712 25

20231013-0080506

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

JEROLYN LYNNETTE SNITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No P23-6672-WE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Casey Smith	NEW OWNER	051-15-0A-031 00-CO
(NAME)	(NAME)	
420 Walton Lane, G-31		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Ninety-Two Thousand Five Hundred And No/100 Dollars ($192,500 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SPARKLENASH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **CASEY SMITH, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Unit Number G31 as shown on the plat of Quail Creek, of record in Book 6328, Pages 89-93, Register's Office for Davidson County, Tennessee together with an undivided interest in the common elements of the Quail Creek Homeowner's Associations, all as described in Book 6328, Page 44, Register's Office for Davison County, Tennessee.

Being the same property conveyed to Carol Funderburgh, an unmarried woman by Warranty deed from John F. Pratt and Marie E. Pratt, husband and wife of record in Instrument No. 20181130-0116774 Register's Office for Davidson County, Tennessee, dated November 27, 2018 and recorded on November 30, 2018.

Being the same property conveyed to Sparklenash, LLC by Tennessee Quitclaim deed from Carol Funderburgh of record in Instrument No. 20190319-0024656 Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded on March 19, 2019.

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 420 Walton Lane, G31, Madison, TN 37115
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hands this 10th day of October, 2023

Sparklenash, LLC, a Tennessee limited liability company

By The Carol Charente Funderburgh Living Trust u/a/d June 12, 2017
Its Sole Member

By Carol Charente Funderburgh
Carol Charente Funderburgh
Its Trustee

STATE OF S. Carolina
COUNTY OF Aiken

Before me, the undersigned Notary Public in and for said County and State, personally appeared **Carol Charente Funderburg**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themself to be the Trustee of The Carol Charente Funderburgh Living Trust u/a/d June 12, 2017, Sole Member of Sparklenash, LLC, the within named bargainor, a Tennessee limited liability company, and that they executed the within instrument for the purposes stated therein by signing as Trustee of The Carol Charente Funderburgh Living Trust u/a/d June 12, 2017, Sole Member of Sparklenash, LLC

Witness my hand and official seal this the 10th day of October, 2023

My Commission Expires 01.11.2031

Notary Public Lisa Hofmann Travis

LISA HOFMANN TRAVIS NOTARY PUBLIC COUNTY OF AIKEN COMM. EXP. 01-11-2031 SOUTH CAROLINA